



## PLANNING & ZONING REPORT Zoning Board of Appeals Meeting of February 15, 2022

**File # 001-22**

**APPLICANT:** Attorney Mario Tarara for Joseph Fanara

**LOCATION:** 5924, 5926, 5942, 5944, 5972 Apawamis Way and 910 North Mulford Road

**REQUESTED ACTION:** A Zoning Map Amendment from C-1, Limited Office Zoning District to R-2, Two-family Residential Zoning District.

**EXISTING USE:** Vacant land

**PROPOSED USE:** Four (4) two-family residential structures

**DIMENSIONS:** See attached Exhibit C.

### ADJACENT ZONING AND LAND USES:

NORTH:	County R-2; R-3	Single-family Residence, Bickford of Rockford
EAST:	C-1;	Vacant land, OSF Clinic, VA Clinic
SOUTH:	R-2;	Two-family Residences
WEST:	County R-2;	Two-family Residences

**YEAR 2020 PLAN:** RM-CO Medium Residential-Office

**SOILS REPORT:** Report #: No soils report on file.

**HISTORY:** **There's no relevant history in the immediate area.**

**REVIEW COMMENTS:** The Applicant is requesting a Zoning Map Amendment from C-1, Limited Office Zoning District to R-2, Two-family Residential Zoning District. Exhibit A shows the subject property is located on the north side of Apawamis Way, west of the Apawamis Way and North Mulford Road intersection. The subject property is surrounded by residential and some commercial uses (Exhibits B & C).

The Applicant, Attorney Mario Tarara, represents Joseph Fanara who is the owner of the subject properties. The Applicant is proposing to establish four (4)-two-family residential structures for the subject properties through a Zoning Map Amendment from C-1, Limited Office Zoning District to R-2, Two-family Residential Zoning District.

The primary purpose of the R-2, Two-family Residential Zoning District is to accommodate a single-family detached dwelling and/or two-family structures with a maximum gross density of 11.31 dwelling units per acre. The proposed two-family residences are permitted in this district.

Exhibit D is the site plan of the proposed duplex development. The proposed duplex development will consist of four (4) duplex buildings. Exhibit D details how the duplex buildings for the proposed residential development will include two (2) car attached garages, private yard, patios, and areas for landscaping.

As proposed, this development would require the property to be re-subdivided. All subdivision regulations would apply including the installation of sidewalks as well as the required infrastructure and utilities. This may include new water and sanitary sewer service connections. Staff would also like to note that this proposed development would be subject to meet all current zoning ordinance requirements including the character design standards.

After review of the zoning request, Staff feels that the Applicant's proposed request is consistent with the 2020 Plan and the proposed development is located within an area of similar uses. Staff supports this request.

**RECOMMENDATION:** Staff recommends **APPROVAL** of a Zoning Map Amendment from C-1, Limited Office Zoning District to R-2, Two-family Residential Zoning District.

See attached findings of fact.

SC: DM 02/7/2022

**FINDINGS OF FACT FOR APPROVAL OF A ZONING MAP AMENDMENT**  
**FROM C-1, LIMITED OFFICE ZONING DISTRICT TO**  
**R-2, TWO-FAMILY RESIDENTIAL ZONING DISTRICT**  
**LOCATED AT 5924, 5926, 5942, 5944, 5972 APAWAMIS WAY AND 910 NORTH MULFORD**  
**ROAD**

**Approval** of this Zoning Map Amendment is based upon the following findings:

- 1) The proposed Zoning Map change is consistent with Article II, Intent and Purpose, of the Rockford Zoning Ordinance for the following reasons:
  - a. This proposal promotes the health, safety, comfort, convenience, morals and general welfare for the citizens of Rockford because it is consistent with the comprehensive plan and surrounding uses;
  - b. This proposal protects the character, scale and stability of the adjacent residential and commercial because the proposed development will meet all development requirements of this site; and
  - c. The proposed map amendment would allow for a reasonable development to take place consistent with the surrounding neighborhood.
- 2) The proposed Zoning Map Amendment is consistent with the approved general plan, the Year 2020 Plan, for the area. The 2020 Plan designates this property as RM-CO, Medium Residential-Office.

Exhibit A  
5924, 5942, and 5972 Apawamis Way  
ZMA  
#001-22

FLOSSMOOR

APAWAMIS

MULFORD

MULFORD

DONNA

INVERNESS

BRAE BURN

NASSAU



Exhibit B  
5924, 5942, and 5972 Apawamis Way  
ZMA  
#001-22

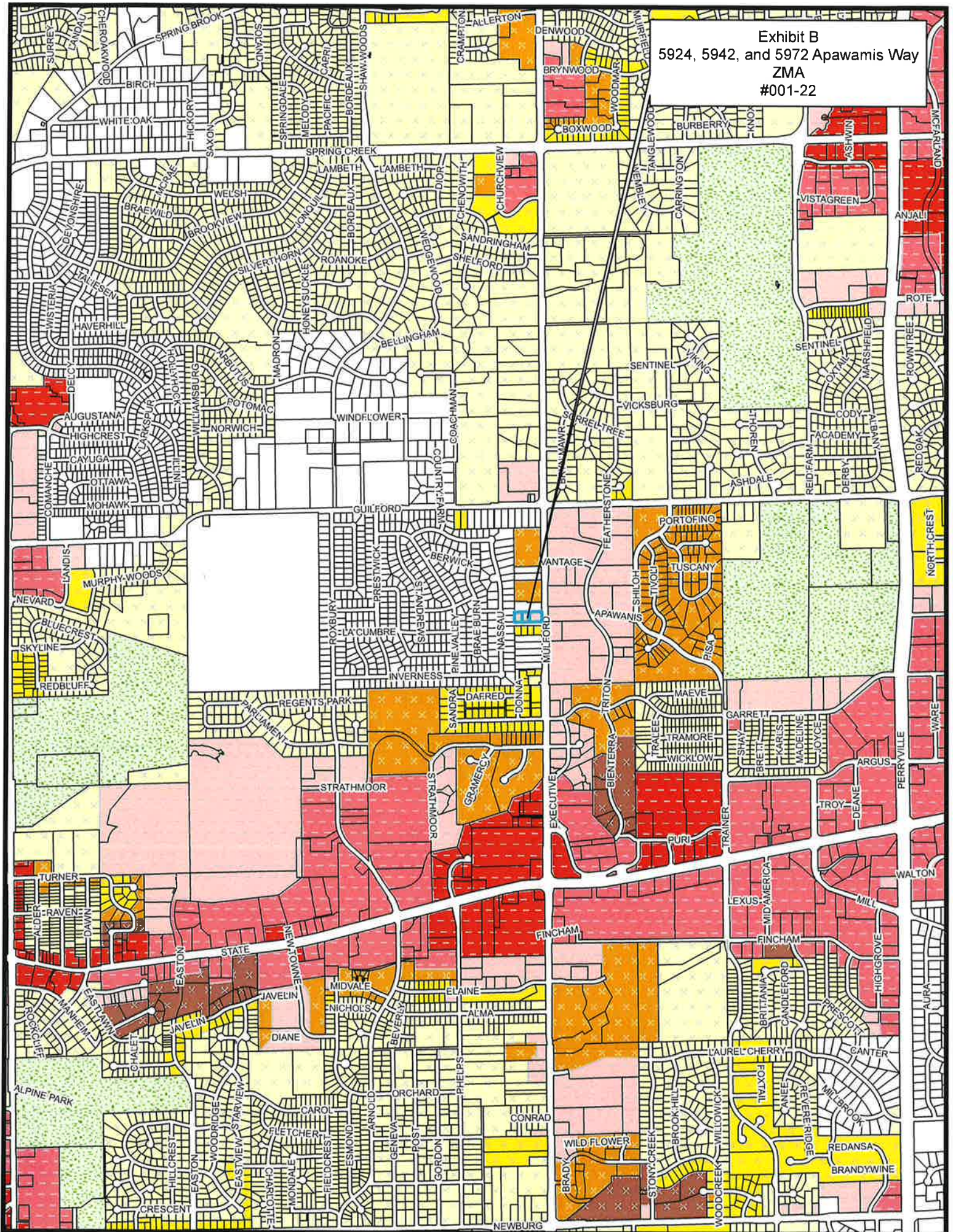




Exhibit C  
5924, 5942, and 5972 Apawamis Way  
ZMA  
#001-22

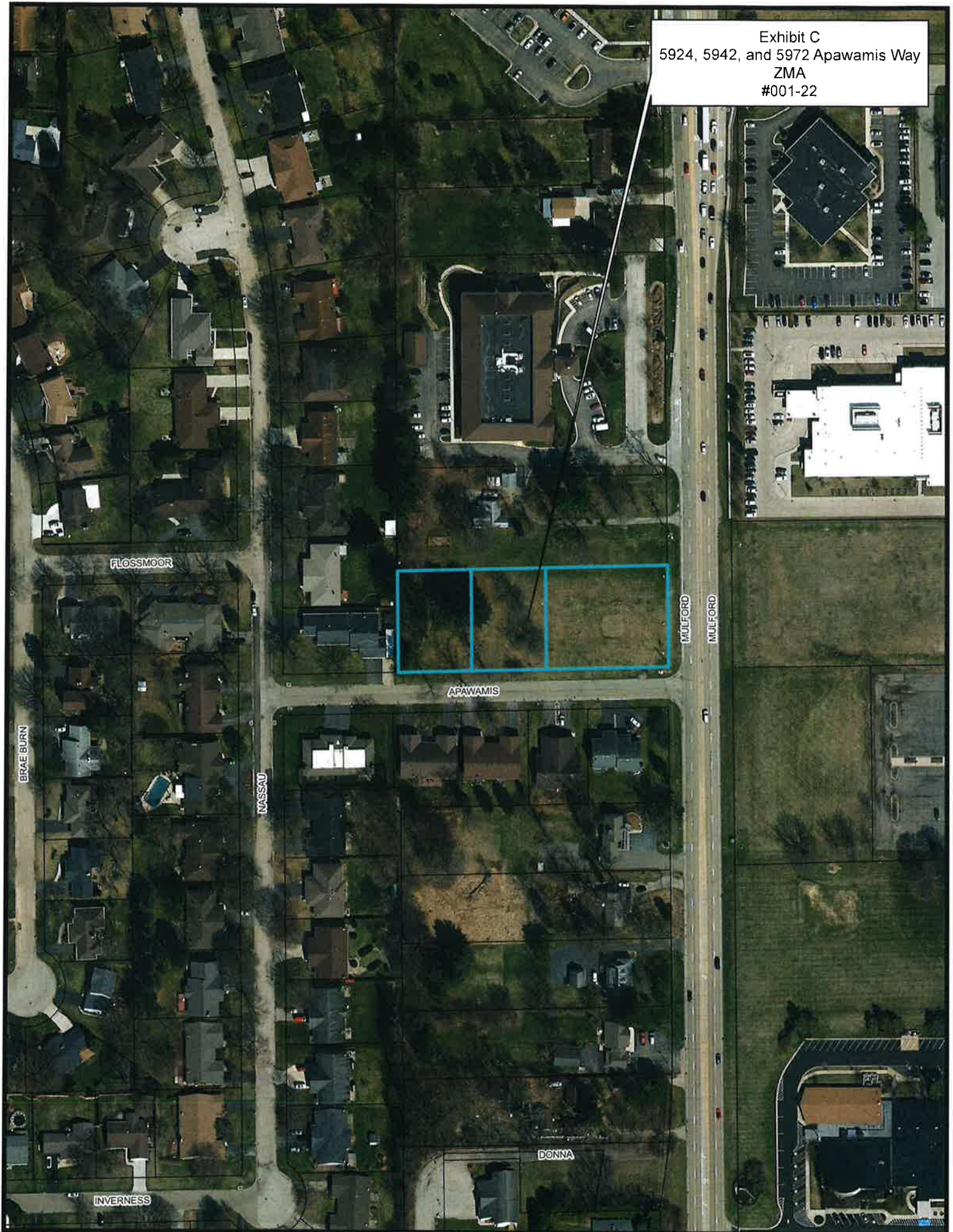
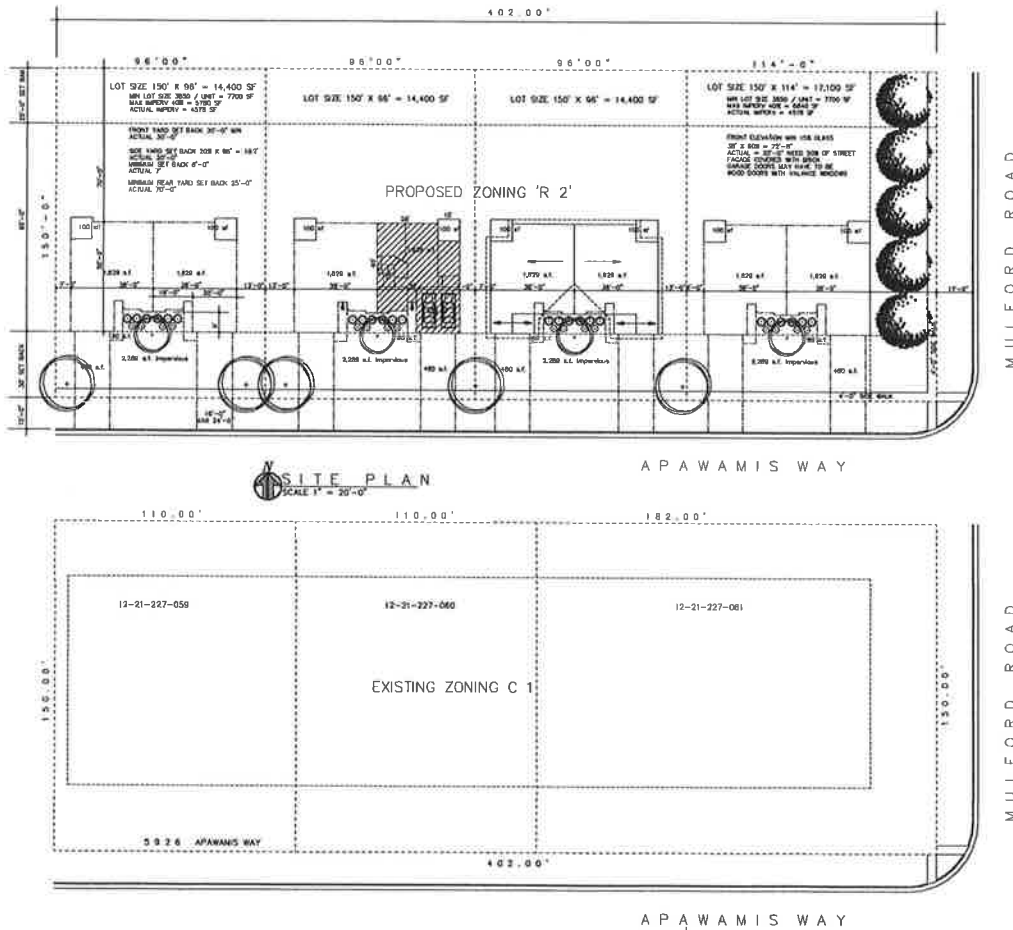


Exhibit D  
5924, 5942 and 5972 Apawamis Way  
ZMA  
#001-22



David L. Jenkins & Assoc. P.C.			
ARCHITECTS AND PLANNERS			
• 5028 GILBERT ST. ROCKFORD, ILL. 61101 •			
DATE: 04/22/15	PROJECT: 12-21-227-051	PROJECT NO: 042-21	DATE: 04/22/15
BY: [Signature]	PROJECT NAME: APAWAMIS WAY DUPLEX	PROJECT NO: 042-21	DATE: 04/22/15
5924, 5942, 5972 APAWAMIS WAY - ROCKFORD, ILLINOIS		PROJECT NO: 042-21	DATE: 04/22/15